
Permanent Town Building Advisory Committee Meeting Minutes

June 12, 2020 8:45A.M.

Virtual WebEx Meeting

I. Call to Order/Roll Call

Chair Feldman called the WebEx virtual meeting to order at 8:45AM and initiated roll call. Present were Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande-Y (arrived late), Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Also present were Brian DeFilippis, PMA Consultants, Andrew Flanagan, Town Manager, Sandy Gerraughty, DPW Business Manager, Attorney Urbelis and Fire Chief Mansfield. The meeting was taped and live cablecast.

II. Approval of Minutes – May 12, 2020

Upon motion duly made by Ms. Keller and seconded by Mr. Johnson, it was unanimously voted to approve the above minutes. Rick Feldman-Y, Mark Johnson-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Motion passed 5-0.

III. Update on Senior Center

Mr. DeFilippis updated the committee on the progress of the project stating that a) internal demolition was completed; b) trenching mostly completed; c) flooring removed and stored to be reinstalled; d) plumbing underground mostly complete; and e) wiring being reworked. He added that numerous site issues had resulted in excavation and mitigation of additional ledge which was recently completed and monitored closely by consultants GZA. The cost was high and impacted the timeline of the project. Discussions are underway with Seaver Construction as to the schedule.

Nine PCO's had been issued in the total amount of \$191,955K, which included removal of hazmat, removal of ledge, additional borings, asbestos abatement, demolition of double block walls, upgrading of plumbing and removal of wet walls in rest rooms, and grease interceptor exterior and interior replacement, and relocation of kitchen grease.

Additional PCO's include wood flooring removal - \$8,906; additional abatement - \$12,595; additional drywall - \$1,568; and demolition of old foundation - \$6,711. Two pending PCO's include fire alarm work - \$4,583; drainage best routing - \$42,054, which is being reviewed by DPW for a better pricing. Discussion ensued on the latter item and the methods for resolution of the problem and reduction in cost. Discussion also ensued on the impact of changes on Seaver Construction schedule as well as the minimal impact on the relocation of the senior center at the church originally estimated at two years. Approval of change order #1 was put on hold at this time.

IV. Update on Ballardvale Fire Station

Mr. DeFilippis reported that the project is going very well, the foundations have been placed, building permit issued, utilities placed as well as sewer and water connections, slab on grade in admin section completed and radiant heat at apparatus bay being worked on.

He reported that PCO's previously approved in the amount of \$33,517 included work on trees, additional sewer manhole, drain cleanouts and isolation valve, plumbing changes to DCON shower, no touch feature and shower room sinks; storm veneer changes and soffit and ceiling changes as well as changes to mezzanine stair closest to roof.

Numerous PCOs currently in flux totaling \$85K and include detailing around exterior of building, venting of roof, pvc trim, and various plumbing changes for fixtures. With above changes, charges will be made against \$500K contingency of \$120K. Discussion ensued on the process for upgrading fixtures to higher quality, grade, efficiency of use as in touchless, etc. at the end of the project. Chief Mansfield added that the experiences learned with the inadequate construction of some fixtures at headquarters influenced the decision not to repeat the same errors on this project. Mr. DeFilippis will provide more detailed information on change orders at the next meeting.

Mr. Urbelis reported that due to death of the owner of 157 Andover St., the attorneys for the estate had to file with probate court a request for authority to approve town's request to use the property for the daytime parking of construction vehicles. This process is expected to take a few months and due to the delay of Town Meeting will not present a problem vis-a-vis construction schedule.

Both Chief Mansfield and Mr. DeFilippis noted that he was very pleased with the performance of the contractor.

V. Municipal Services Facility

Ms. Gerraughty updated the committee as follows: a) landscaping and plantings are in progress to meet order of conditions, but perimeter landscaping is on hold; b) car wash is now in fabrication and due mid August along with coordination at delivery with MTI and town staff; and c) schedule with WES due to health crisis has been extended to end of May for coverage of warranty items.

VI. School Projects

Mr. Johnson reported that MSBA limitation on the gross square foot ratio of 1.5% impacts the the intended construction of a mechanical penthouse (est. 8K square feet.) Furthermore, that construction would preclude MSBA partnership with the school. Resubmittal of plans will submitted in July after further discussion with the Building Committee. Discussion ensued on what has been best practices of the town to install mechanical penthouses on school buildings and the best way forward in negotiating with MSBA.

VII. Town Hall

The Town Manager stated that town hall improvements, particularly with regard to ADA compliance within the area of public meeting spaces and service areas, would be included in the town meeting warrant for \$625K appropriation. Available space on the first floor will be utilized for temporary placement of offices during construction. Discussion ensued on latent conditions on old buildings and the need for extensive exploratory services consistent with restoration rather than new construction.

The Town Manager noted that he will be asking the committee to assess the disposition of the Shawsheen School for reuse. A tour by the committee will be scheduled on Friday, June 19th @ 8:30AM. Ms. Nicosia will email the report in the meanwhile for the edification of the committee on the conditions of use of the building.

Next WebEx Virtual Meeting

Friday, July 17th @ 8:45AM

Vote to Go Into Executive Session

Chair Feldman advised the committee that a vote was needed to go into executive session for confidential legal advice with Town Counsel and pursuant to Purpose #3 above (Senior Center) to discuss strategy with respect to potential litigation, and the Chair so declares that an open meeting may have a detrimental effect on the litigation position of the Town and not return to open session.

Upon motion duly made by Ms. Keller and seconded by Mr. Giangrande, it was unanimously voted to go into executive session and not return to open session. Rick Feldman-Y, Mark Johnson-Y, David Giangrande-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Motion passed 6-0. Meeting adjourned at 9:15AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk